

PALM DESERT GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF PALM DESERT, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CALTRANS STANDARD PLANS AND CALTRANS STANDARD SPECIFICATIONS WHEN APPLICABLE.
2. NO CONSTRUCTION IS AUTHORIZED WITHOUT THE APPROPRIATE PERMITS ISSUED BY THE CITY OF PALM DESERT PUBLIC WORKS DEPARTMENT.
3. THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
4. IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ONSITE, OFFSITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE IMPROVEMENT PLANS.
7. THE CONTRACTOR, AT NO EXPENSE TO THE CITY, SHALL PROVIDE ALL NECESSARY SAMPLES AND TESTS THAT THE DIRECTOR OF PUBLIC WORKS MAY REQUIRE TO ASSURE THAT QUALITY OF MATERIAL AND WORKMANSHIP ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND SHALL MAINTAIN ALL FACILITIES, COMPLETED AND UNCOMPLETED, UNTIL ACCEPTED BY THE CITY.
9. ALL SURVEY MONUMENTS WITHIN OR BOUNDING THE WORK LIMITS, WHETHER FOUND FROM RECORD OR BY INSPECTION, SHALL, PRIOR TO ANY CONSTRUCTION, BE LOCATED AND REFERENCED BY A LICENSED SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. THE REFERENCED MONUMENTS DISTURBED OR REMOVED DURING CONSTRUCTION SHALL BE RESET IN ACCORDANCE WITH SECTION 8771 OF THE LAND SURVEYORS ACT AND CITY STANDARDS AND REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS IN PALM DESERT AT (760) 776-6450 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES OR FOR EMERGENCY ASSISTANCE CALL:
- | | | |
|-----------|---------------------------------|----------------|
| WATER | COACHELLA VALLEY WATER DISTRICT | 760-398-2651 |
| SEWER | COACHELLA VALLEY WATER DISTRICT | 760-398-2651 |
| ELECTRIC | SOUTHERN CALIFORNIA EDISON | 760-202-4291 |
| GAS | THE GAS COMPANY | 1-800-427-2200 |
| TELEPHONE | VERIZON CALIFORNIA, INC. | 1-800-483-1000 |
| CABLE | TIME WARNER | 760-340-1312 |
| DIG ALERT | | 1-800-227-2600 |

12. THE DEPARTMENT OF PUBLIC WORKS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES SHOWN HEREON.
13. THE STRUCTURAL SECTION SHALL BE AS PER THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, HIGHWAY DESIGN MANUAL TEST NO. 301-F FOR DETERMINATION BY THE R-VALUE METHOD.
14. THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY THE CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
15. ALL P.C.C. AND A.C. REMOVALS SHALL BE OUTLINED TO NECESSARY WORKING LIMITS AND SAWCUT TO A MINIMUM DEPTH OF 2 INCHES PRIOR TO REMOVAL. ALL DEBRIS CREATED BY THE REMOVAL OPERATIONS SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER AND LOCATION ACCEPTABLE TO ALL CONCERNED AGENCIES AND ORGANIZATIONS.
16. ALL P.C.C. AND A.C. IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE CITY OF PALM DESERT.
17. STREETS IN THE CONSTRUCTION AREA SHALL BE KEPT CLEAN AT ALL TIMES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING OF THE PROPOSED WORK AREA.
19. NO PUBLIC STREET SHALL BE CLOSED TO TRAFFIC WITHOUT PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
20. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
21. FAILURE TO COMPLY WITH ANY OF THE ABOVE ITEMS SHALL BE SUFFICIENT CAUSE FOR THE CITY TO ARRANGE FOR NECESSARY WORK TO BE COMPLETED BY OTHERS. COSTS TO COMPLETE THE WORK BY OTHERS WILL BE CHARGED TO THE CONTRACTOR.
22. ALL LANDSCAPING AND IRRIGATION THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED TO THE APPROVAL OF THE CITY AND THE PROPERTY OWNER.
23. CONTRACTOR MUST OBTAIN APPROVAL FOR ANY LANE CLOSURES A MINIMUM OF 48 HOURS IN ADVANCE.
24. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT TO REQUEST INSPECTION A MINIMUM OF 24 HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL KEEP THE INSPECTOR INFORMED OF PROGRESS OF THE WORK ON A DAILY BASIS. IMPROVEMENTS PLACED WITHOUT INSPECTION MAY BE REJECTED AND ARE SUBJECT TO REMOVAL.

SOILS ENGINEER'S CERTIFICATE

WE HAVE REVIEWED THIS GRADING PLAN AND FOUND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR SOILS REPORT FILE NO. _____ DATED ____/____/____

GEOTECHNICAL ENGINEER DATE
EXP. DATE
GEOTECHNICAL ENGINEERS FIRM AND PHONE NUMBER
GEOTECHNICAL ENGINEERS ADDRESS

REGISTERED PROFESSIONAL ENGINEER
NO. #####
MON. DO. YEAR
STATE OF CALIFORNIA

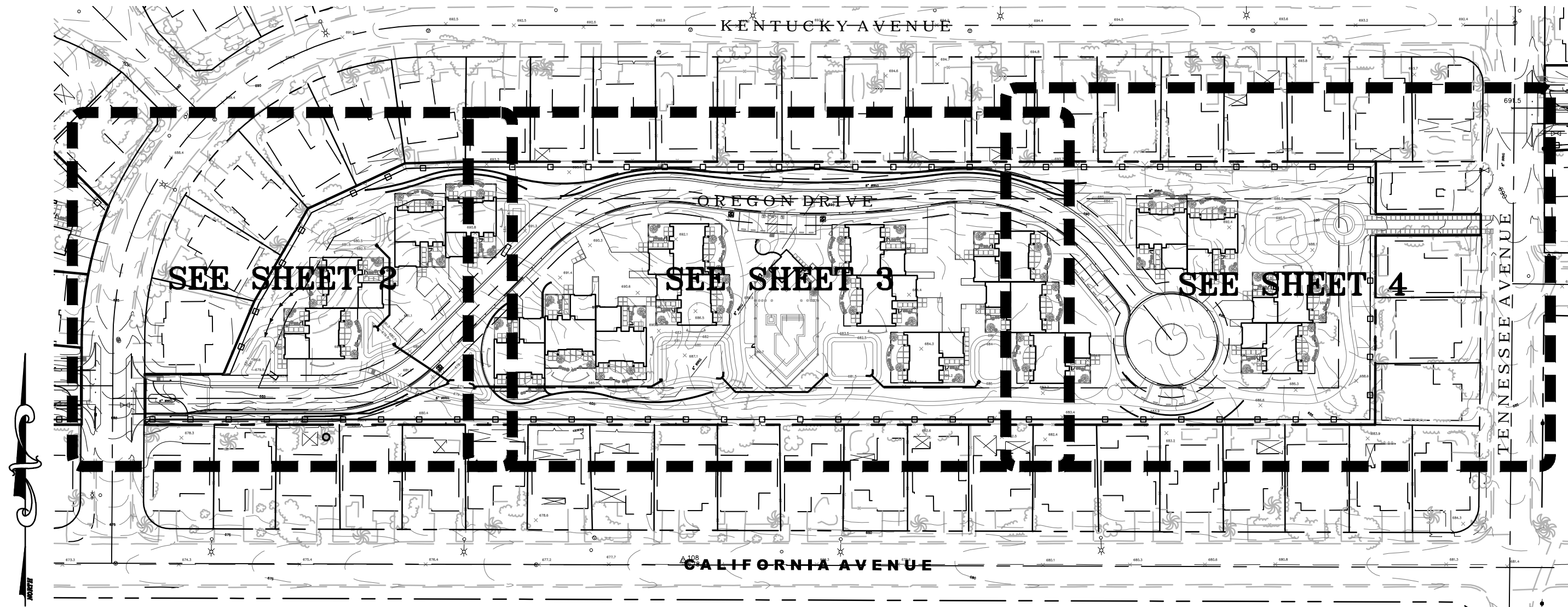
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

TRACT NO. 37241, PALM DESERT COUNTRY

CLUB 777-200 CALIFONIA DRIVE,

PALM DESERT, CA 92211



PALM DESERT GRADING NOTES:

1. ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM DESERT GRADING ORDINANCE.
2. THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A GRADING PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS AND SIZES, PARKING LAYOUT, BUILDING LOCATION, WALL HEIGHTS AND LOCATIONS, OFFSITE DRAINAGE FACILITIES, OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
3. A WET SIGNED LETTER OF CERTIFICATION FROM THE ENGINEER-OF-WORK STATING LOCATIONS OF FORMS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN, AND A COMPACTION REPORT FROM A SOILS ENGINEER ON ALL FILL AREAS ARE REQUIRED PRIOR TO THE BUILDING PERMIT ISSUANCE.
4. ALL WALLS SHOWN ON THESE PLANS SHALL BE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, ISSUED A SEPARATE PERMIT AND BE INSPECTED BY THE DEPARTMENT OF BUILDING AND SAFETY. RETAINING WALLS SHALL BE CONSTRUCTED TO CITY OF PALM DESERT RETAINING WALL STANDARDS OR BE SUPPORTED BY ENGINEERING CALCULATIONS AND DETAILS.
5. THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
6. IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ON-SITE, OFF-SITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE GRADING PLANS.
9. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (760) 776-6450 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE CALL:

WATER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
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TELEPHONE	VERIZON CALIFORNIA, INC.	1-800-483-1000
CABLE	TIME WARNER	760-340-1312
DIG ALERT		1-800-227-2600

11. ALL PROPERTY CORNER MONUMENTS SHALL NOT BE DISTURBED BY THE GRADING OPERATION AND RELATED WORK. ANY MONUMENT WHICH THE CONTRACTOR ANTICIPATES DISTURBING SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. ALL MONUMENTS DISTURBED OR REMOVED SHALL BE RESET BY A LICENSED SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING, AT THE CONTRACTOR'S EXPENSE.
12. THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY THE CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY PUBLIC WORKS.

INDEX MAP

SCALE: 1"=100'

LEGENDS & ABBREVIATIONS

EXISTING UNDERGROUND UTILITIES

SANITARY SEWER	8" S
WATER LINE	6" W
STORM DRAIN	24" S.D.
GAS LINE	2" G
IRRIGATION LINE	20" IRR.

TELEPHONE CONDUIT	T
ELECTRICAL CONDUIT	E
STREET LIGHTING	SL
TRAFFIC SIGNAL	SIG
CABLE TELEVISION	CTV

EXISTING TOPOGRAPHY

BLOCK WALL
BOARD FENCE
WIRE FENCE
CHAIN LINK FENCE

TOP OF SLOPE
TOE OF SLOPE
DIRECTION OF FLOW
RETAINING WALL

SANITARY SEWER M.H.
STORM DRAIN M.H.
TELEPHONE VAULT
JOINT USE POLE
WATER METER
FIRE HYDRANT

POLE & GUY ANCHOR
ELECTRICAL POLE
TELEPHONE POLE
TRAFFIC SIGN
STREET NAME SIGN
MAIL BOX

GAS METER
RAILROAD TRACKS
RAILROAD SIGNAL
PULL BOX
STREET LIGHT
VALVE

SANITARY SEWER CLEANOUT
STREET LIGHT (UPRIGHT)
TRAFFIC SIGNAL
STREET LIGHT & TRAFFIC SIGNAL ON MAST ARM
WALK - DON'T WALK PEDESTRIAN SIGNAL

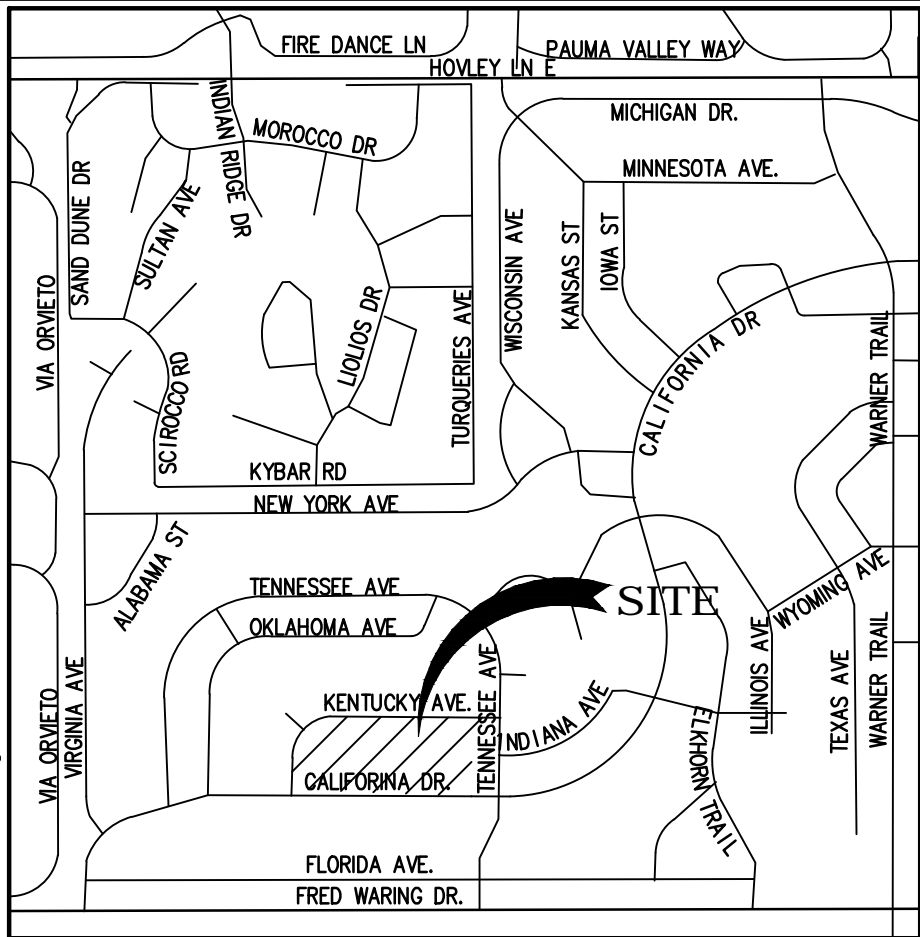
PEDESTRIAN PUSH BUTTON
TRAFFIC SIGNAL CONTROLLER
TRAFFIC SIGNAL ON SIGNAL MAST ARM
TRAFFIC SIGNAL LOOP DETECTOR - 6' x 6'
TRAFFIC SIGNAL LOOP DETECTOR - 6' DIA.

CONCRETE
ASPHALT
EDGE OF PAVEMENT
BUILDING
UNDERGROUND STRUCTURE
OVERHANGING STRUCTURE

CITRUS TREE
DECIDUOUS TREE
PALM TREE
TREE STUMP
SHRUBBERY

ABBREVIATION	DEFINITION
A.C.	Asphaltic Concrete
Ac.	Acre
Ans.	Avenue
Avg.	Average
B.C.R.	Beginning of Curve
B.M.	Benchmark
B.V.C.	Beginning of Vertical Curve
Bvd.	Boulevard
C	Center
C&G	Curb & Gutter
C.B.	Catch Basin
c.f.	Curb Face
C.I.	Cast Iron
C.M.P.A.	Corrugated metal pipe
C.O.	Circular
C.P.	Concrete pipe
C.R.	Curve Return
C.T.B.	Concrete treated base
c.y.	Cubic Yards
Calc.	calculated
Ch.	Chute
C-C	Center to Center
Circle	Circle
Q.	Center Line
Co.	County or Company
conc.	concrete
const.	Construct
cor.	Corner
cu. ft.	Cubic feet
D.G.	Decomposed Granite
D/W	Driveway
Dr.	Drive
E.	East
E.C.	End of Curve
E.C.R.	End of Curb Return
E.P.	Edge of Existing Paving
E.V.C.	End of Vertical Curve
Elev.	Elevation
Ety	Easterly
Est.	Estimate
Exc.	Excavation
Exist	Existing
F.B.	Field Book
F.H.	Fire Hydrant
F.L.	Flow Line
Fd.	Found
Fl.	Foot
Gu.	Guy wire of pole
Hor.	Horizontal
I.B.M.	Imported Base Material
Int.	Intersection
L.F.	Linear Feet
Lst.	Lateral
Lt.	Left
M.H.	Manhole
M.O.	Middle Ordinate
M.O.C.	Middle of Curve

ABBREVIATION	DEFINITION
M.V.	Mercury Vapor
Max.	Maximum
Min.	Minimum
N.	North
N.T.S.	Not to Scale
NEly	Northeasterly
Nly	Northerly
No.	Number
NWly	Northwesterly
O.C.	On Center
Opp.	Opposite
P.B.	Pull Box
P.C.	Point of Curvature
P.C.C.	Point of Compound Curvature or Portland Cement Concrete
P.I.	Point of Intersection
P.P.	Power Pole
P.R.C.	Point of Reverse Curvature
P.V.C.	Point of Vertical Curve
P.T.	Point of Tangency
R.	Radius
R.C.P.	Reinforced Concrete Pipe
R.E.	Registered Engineer
R.S.	Record of Survey
R.W. Hdr.	Redwood Header
R/R	Railroad
R/W	Right of Way
Rd.	Road
Rec.	Record
Riv.	Riverside
RL	Right
S.	South
S.B.	San Bernardino
S.D.	Storm Drain
S/W	Sidewalk
Sec.	Section
SEly	Southeasterly
Sly	Southerly
Spec.	Specifications
Sq.	Square
Sq.	Square
S&B&M	San Bernardino Base & Meridian
St.	Street
Sta.	Station
Std.	Standard
Stk.	Stake
SWly	Southwesterly
T.C.	Top of Curb
T.P.	Top of Pavement
Typ.	Typical
V.C.	Vertical Curve
V.P.I.	Vertical Point of Intersection
Vert.	Vertical
W.	West
Wly	Westerly



VICINITY MAP

PROJECT INFO

PROJECT:

TRACT NO. 37241
PRECISE PLAN CASE NUMBER -
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

PROJECT DATA:

TOTAL LOT AREA: - 6.15 AC
DISTURBED AREA: - 6.15 AC
PRIVATE LANDSCAPE AREA: - N/A
PUBLIC LANDSCAPE AREA: - N/A

FEMA FLOOD DATA:

ZONE: X
FEMA LETTER DATED: AUGUST 28, 2008
MAP NO.: 06065C2227G

TOPOGRAPHY:

SURVEY PERFORMED BY: DANIEL MEYER
MEYER LAND SURVEYING
18587 MOJAVE STREET,
HESPERIA, CALIFORNIA 92345
(760) 949-3682

EARTHWORK QUANTITIES:

CUT: 14,921 CY
FILL: 7,102 CY
EXPORT: 7,819 CY

APN & LEGAL DESCRIPTION

637-190-021 & 032

AREA WAS FORMERLY MAPPED BY WAY OF TRACT NO. 33195, M.B. 399/59-75.

LOTS 26 (LARGE LOT) & 27 (WEST), BOTH FROM THE ABOVE REFERENCED MAP. (RIVERSIDE CO. PROPOSED TRACT NO. 37241) (EAST AREA).

CIVIL ENGINEER:

KURT M. SAXON
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A,
OCEANSIDE, CA 92056
PHONE #: (949) 366-2180
FAX #: 800.653.4193

SOILS ENGINEER:

BRETT L. ANDERSON
SLADDEN ENGINEERING
45090 GOLF CENTER PARKWAY,
SUITE F, INDIO, CA 92201
PHONE #: (760) 863-0713
FAX #: (760) 863-0847

OWNER

PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

ARCHITECT:

CHRIS MCFADDEN
MCFADDEN ARCHITECTS
75-145 ST. CHARLES PLACE, SUITE 4
PALM DESERT, CA 92211
PHONE #: 760-346-8014
FAX #: 760-568-0963

SHEET INDEX

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SHEET 2 - PRELIMINARY GRADING PLAN
SHEET 3 - PRELIMINARY GRADING PLAN
SHEET 4 - PRELIMINARY GRADING PLAN

DIGALERT

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED LOCALLY UPON THE FOLLOWING CITY OF LA QUINTA BENCH (PLUS 500'), BENCH MARKS:
NAME NAVD 88 ELEV. (FT) ACCURACY
235 528.789
336 508.177
440 492.864

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.

ENGINEER			CITY	
MARK	BY	DATE	APPR.	DATE

ENGINEERS SEAL

REGISTERED PROFESSIONAL ENGINEER
NO. 44180
Exp. 6/30/17
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
TEL. 949.366.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: RCE#44180 EXP. 06/30/17

KURT M. SAXON

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819, EXP. 6/30/2015

DATE: REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



CITY OF PALM DESERT

PRELIMINARY GRADING PLAN

TRACT NO. 37241

PALM DESERT COUNTRY CLUB

77-200 CALIFORNIA DRIVE

PALM DESERT, CA 92211

SHEET 1

OF SHEETS 4

CITY FILE NUMBER